



**GASCOIGNE
HALMAN**

Portland Grove, Chinley, High Peak
Asking Price £250,000

THE AREA'S LEADING ESTATE AGENCY



Presenting this charming three-bedroom mid-terrace cottage located in the heart of the picturesque village of Chinley, on Portland Grove.

Upon entering, you are greeted by a cozy reception room with log burning stove. The accommodation is spread over three floors, providing ample space for comfortable living and views over the village from the second floor bedroom. The property features three well-appointed bedrooms and family bathroom.

Conveniently located in the village centre, residents will enjoy easy access to local shops, cafes, and the nearby train station. Off-road parking adds to the convenience of this property.

With easy access to the stunning countryside surrounding Chinley, outdoor enthusiasts will appreciate the opportunities for exploring nature right at their doorstep.

Property details

- Three Bedrooms
- Mid Terrace Cottage
- Off Road Parking
- Village Centre Location
- Close to Shops and Cafes
- Close to Train Station
- Easy Access to Nearby Countryside



About this property

In a little more detail, the accommodation on offer is entered via a small garden to the front into the lounge which has a double glazed window to the front and log burning stove in fireplace. The kitchen diner has a range of fitted wall and base units in grey with black worktops over, space for white goods, tiled flooring and space for a dining table.

The first floor houses a landing, bedroom one looking out to the front, bedroom two overlooking the rear garden and the family bathroom complete with WC, wash basin and bath with shower over and tiled splashbacks.

Bedroom three is located on the second floor and has a dormer window to the front with views over the village and up to Eccles Pike.

Externally there is the small garden to the front and a paved yard to the rear which provides space for off road parking.





DIRECTIONS

SK23 6AD

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

Ask Agent

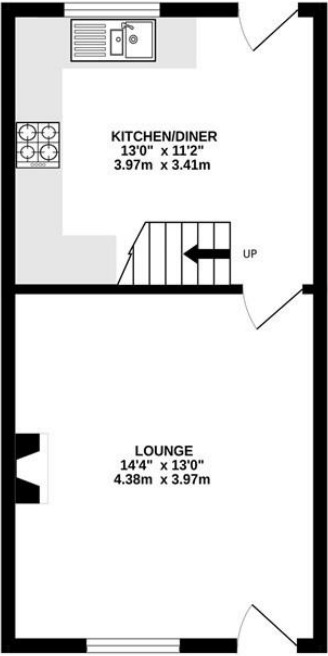
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

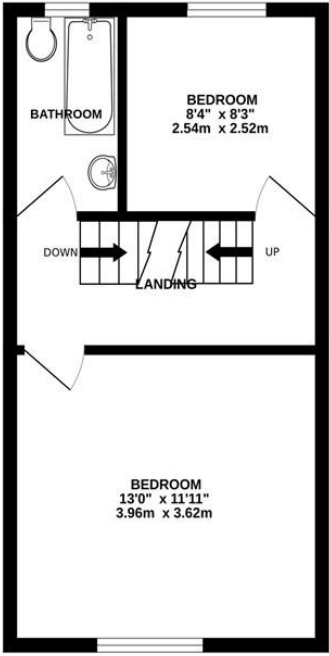
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

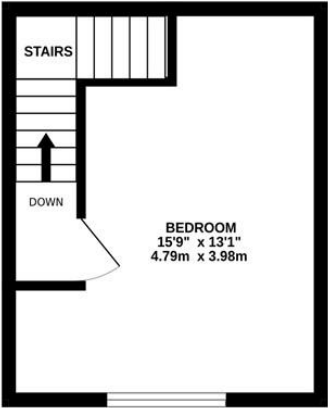
GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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